

Hampton Mews of St. Andrews East Association, Inc.

Board of Directors Meeting Minutes

Wednesday, March 20, 2019 at 2pm

CALL TO ORDER: Meeting called to order by President John Antico at 1:55pm.

PROOF OF NOTICE: Proof of notice was mailed and posted in accordance with the Association's Bylaws and Florida Statute 7.18.

QUORUM: A quorum was established with President John Antico, Vice President Marilyn Ferguson, and Treasurer Mark Hasket. Also present was Kim Delaney of Sunstate Management Group.

APPROVAL OF MINUTES: **MOTION** made by John Antico, seconded by Mark Hasket to waive the reading and approve the January 23, 2019 and February 8, 2019 Organizational Meeting minutes. Motion passed unanimously.

PRESIDENT'S REPORT: Presented by John Antico.

- Landscaping- LMP is not cleaning up after each visit. The beds are not being blown and raking is not being done. The board feels that LMP is not meeting the requirements in the contract and is not pleased. The Board scheduled a walk with LMP for Monday, March 25th at 3pm.

TREASURER'S REPORT: Presented by Mark Hasket.

- Mark reported from the February 28, 2019 financials as presented.
- The Association is currently under budget.
- Currently, there is one homeowner more than 60 days past due on their assessments. Management will send a certified last chance letter to the homeowner explaining that payment must be made, or the account will be turned over to the Attorney for collections.
- The Board would like to pay the \$475 invoice for the Association's appraisal from the contingency line item in the operating budget.

UNFINISHED BUSINESS:

- a. Landscaping- The Board has a walk scheduled with LMP for Monday, March 25th to review the status of the property and identify areas where improvement is needed. The Board also discussed the pigmy palm trees in between the buildings and the need for them to be trimmed or removed.
- b. Oak Trees- The Board discussed the oak trees throughout the Association and the issues they are causing. It was discussed how other Associations removed their oak trees and if Hampton Mews should do the same.
- c. Pressure Washing- Poseidon Pressure Washing has been contracted to pressure wash the roofs and will begin the project in April. **MOTION** made John Antico, seconded by Mark Hasket to pay the pressure washing invoice from the Capital Improvement account. Motion passed unanimously.

NEW BUSINESS:

- 2018 Surplus- **MOTION** made by John Antico, seconded by Mark Hasket to move the 2018 surplus of \$9,314.90 to the Capital Improvement account in the reserves. Motion passed unanimously.

ADJOURNMENT: With no further Association business to discuss, John Antico adjourned the meeting at 2:50pm.

Respectfully submitted by

Kim Delaney/ LCAM

For the Board of Directors for Hampton Mews Condominium Association, Inc.